ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
D. R. Sexton & W. R. Sexton (NAME)	D. R. & W. R. SExton (NAME)	Map 78
P. O. Box 41163 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 41163 (STREET ADDRESS)	Par 17
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of SIX THOUSAND DOLLARS ($6,000.00)
**********($6,000.00)********** DOLLARS

Cash in hand to us paid, the receipt for all of which is hereby acknowledged,

We, Peter K. Nikonovich and wife, Slyvia Jean Nikonovich

have hargained and sold, and by these presents do transfer and convey unto the said Dennis Randall Sexton and W. Randall Sexton

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13th, 1965 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd, at the southwest corner of the property conveyed to Arthur M. Mayernick and wife by deed from Joe W. Collier et al., of record in Book 4001, page 385, Register's Office for said County; thence with the Mayernick's southerly line south 84 degrees 12 ~~Min~~ min. east 565 feet to an iron pin; thence south 15 degrees 32 ~~Min~~ min. west 245 feet to an iron pin; thence north 85 degrees, 00 ~~Min~~ min. west 567 feet to an iron pin in the easterly margin of Old Hickory Blvd.,; thence with said Blvd., northerly 248 feet to the beginning, containing 3.1 acres, more or less.,

Being the same property conveyed to Peter K. Nikonovich and wife, Sylvia Jean Nikonovich by deed of record from William D. Johnson and wife, Virgie M. Johnson in Book 4447, Page 360 Register's Office for Davidson County, Tennessee.

3 1 2 0 5

IDENTIFICATION REFERENCE

AUG 26 9 51 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as ~~Rt. 3 Old Hickory Blvd., Nashville, Tennessee~~ (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of August, 19 85.

Peter K. Nikonovich

Sylvia Jean Nikonovich

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6638 PAGE 266

Personally appeared before me, Edward C. White, a Notary Public in and for said County and State, the within named Peter K. Nikonovich and Sylvia Nikonovich by and through her power of attorney to Peter N. Nikonovich

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1985.

My commission expires 7-27-1985 Notary Public Edward C. White

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward C. White

Sworn to and subscribed before me this 26th day of August, 1985.

My commission expires _____ Notary Public B. Edwards - Dep. Reg.

This instrument was prepared by:

Edward C. White, 5203 Charlotte AVenue, Nashville, Tn. 37209

Name Address

WARRANTY DEED

FROM

Peter K. Nikonovich and wife,

Sylvia Jean Nikonovich

TO

Dennis Randall SExton and

W. Randall SExton

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6638 PAGE 267

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6000.00- CAPIT.
15.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 22.10-
D638A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31205

IDENTIFICATION REFERENCE

Aug 26 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166523